

FINAL PLAT  
**FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 1**  
A REPLAT OF LOTS 2 AND 3, THE FIRST REPLAT OF THE AMERICAN FURNITURE WAREHOUSE SUBDIVISION  
LOCATED IN THE NORTH HALF OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO  
SHEET 1 OF 2

**OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, THAT THF FIRESTONE DEVELOPMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND SHOWN ON THIS FINAL PLAT AND DESCRIBED AS FOLLOWS:

LOTS 2 AND 3, THE FIRST REPLAT OF THE AMERICAN FURNITURE WAREHOUSE SUBDIVISION, TOWN OF FIRESTONE, WELD COUNTY, COLORADO:

CONTAINING A TOTAL AREA OF 2,824,895 SQUARE FEET OR 64.850 ACRES, MORE OR LESS:

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 1, A SUBDIVISION OF A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DOES HEREBY DEDICATE TO THE TOWN OF FIRESTONE AN ACCESS EASEMENT OVER TRACT B AS SHOWN ON HEREON FOR PUBLIC USE FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF FIRESTONE AND ALL SERVING UTILITIES (AND OTHER APPROPRIATE ENTITIES) ACCESS AND UTILITY EASEMENTS OVER TRACTS E AND F AS SHOWN HEREON.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF FIRESTONE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF FIRESTONE, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF FIRESTONE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC UTILITIES AND/OR QWEST, INC. WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR QWEST, INC. AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO.

OWNER: THF FIRESTONE DEVELOPMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY  
BY: THE FIRESTONE INVESTORS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, ITS MANAGER

BY: MICHAEL STAENBERG, MANAGER

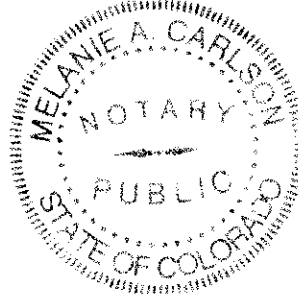
**NOTARY CERTIFICATE**

STATE OF COLORADO )  
) SS  
COUNTY OF WELD )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF December 2007 BY MICHAEL STAENBERG, AS MANAGER OF THF FIRESTONE INVESTORS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, MANAGER OF THF FIRESTONE DEVELOPMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY.

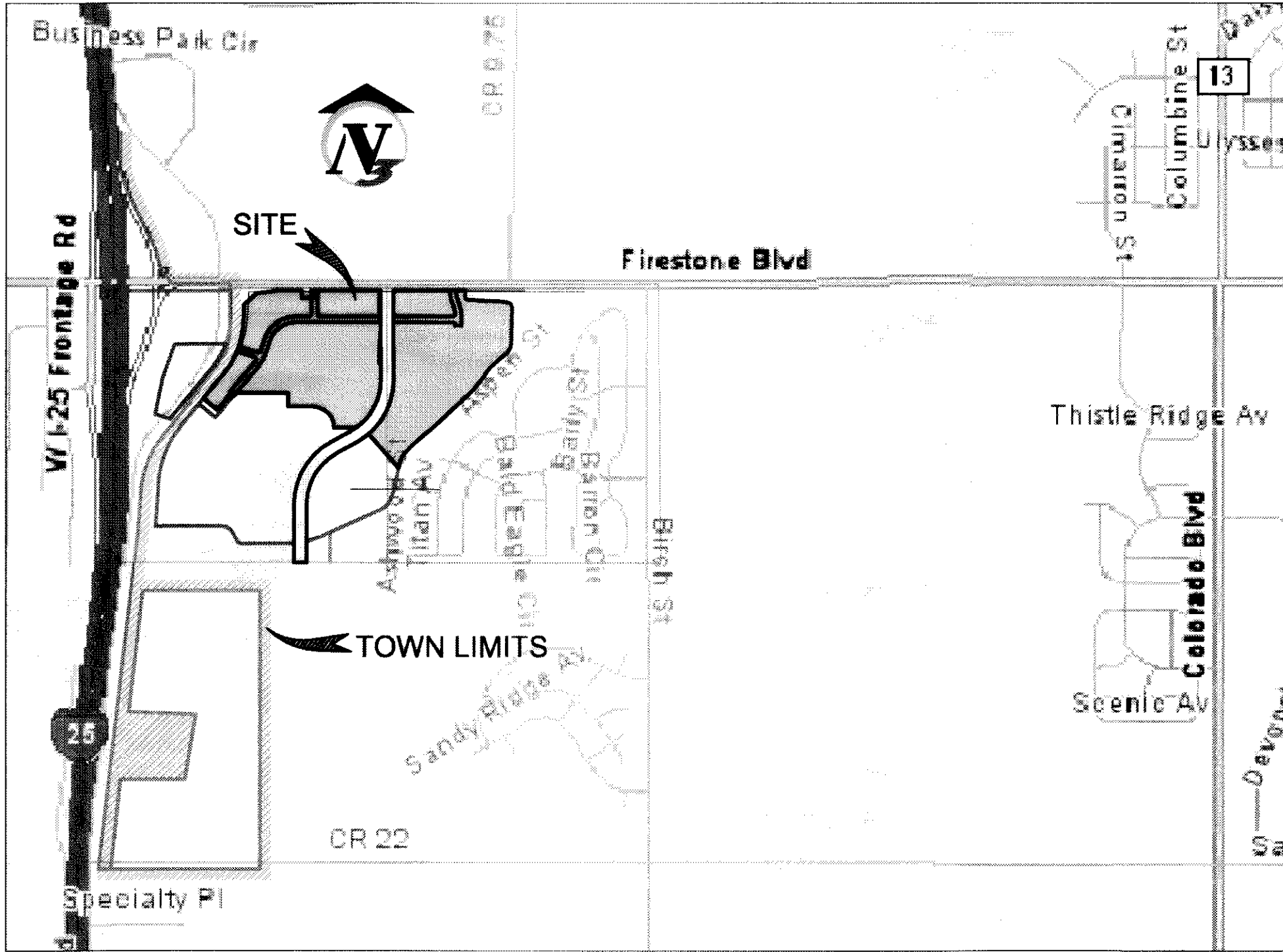
WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC  
3/17/2008  
MY COMMISSION EXPIRES



**OWNER / DEVELOPER**

THF FIRESTONE DEVELOPMENT, L.L.C.,  
C/O THF REALTY, INC.  
600 GRANT STREET, SUITE 610  
DENVER, CO 80203  
PHONE: 303.831.9300  
CONTACT: MICHAEL STAENBERG



VICINITY MAP  
1"=1200'

**GENERAL NOTES**

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. 13-80-105(3)(a) C.R.S.
2. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11 AS MONUMENTED AT THE NORTHWEST CORNER BY A 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED "PLS 24307" AND AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11 AS MONUMENTED BY A 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED "PLS 24307". SAID LINE BEARS N 89°50'59" E, A DISTANCE OF 1298.43 FEET.
3. THIS FINAL PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY V3 COMPANIES OF COLORADO TO DETERMINE OWNERSHIP OF THESE TRACTS. VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, V3 COMPANIES OF COLORADO RELIED UPON TITLE COMMITMENT NO. FCC25071376\*1, EFFECTIVE DATE MAY 31, 2007 AT 05:00 PM, PREPARED BY LAND TITLE GUARANTEE COMPANY.
4. THIS SITE IS LOCATED WITHIN ZONE C, AREAS OF MINIMAL FLOODING, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR WELD COUNTY, COLORADO, UNINCORPORATED AREA, COMMUNITY PANEL NUMBER 080266 0850 C, PANEL 850 OF 1075, EFFECTIVE DATE SEPTEMBER 28, 1982 AND REVISED PER LOMR EFFECTIVE DATED JULY 14, 2003. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS SURVEY IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAPS.
5. BENCHMARK: ELEVATIONS ARE BASED ON CITY OF FIRESTONE BENCHMARK NO. 6, A CHISELED SQUARE ON THE SOUTH END OF THE HEAD WALL OF THE DITCH CROSSING UNDER I-25. ELEVATION = 4856.97' (NAVD 29)
6. TRACT I IS FOR ADDITIONAL RIGHT OF WAY FOR JAKE JABS BOULEVARD.

**TECHNICAL CONSULTANTS**

**ENGINEER**  
V3 COMPANIES OF COLORADO, LTD., 2399 BLAKE STREET, SUITE 130  
DENVER, CO 80205, PHONE: 303.989.8588  
CONTACT: CLAIRE KORAN, PE

**SURVEYOR**  
V3 COMPANIES OF COLORADO, LTD., 2399 BLAKE STREET, SUITE 130  
DENVER, CO 80205, PHONE: 303.989.8588  
CONTACT: JERRY F. HARCEK, JR., PLS

**ARCHITECT**  
MCG ARCHITECTURE, 10333 EAST DRY CREEK ROAD SUITE 270  
ENGLEWOOD, CO 80112, PHONE: 720.529.8768  
CONTACT: DAVID GOODE

**TRAFFIC ENGINEER**  
FOX HIGGINS, P.O. BOX 19768  
BOULDER, CO 80308, PHONE: 303.652.3571  
CONTACT: STEVE TUTTLE

**TOWN OF FIRESTONE APPROVALS**

THIS IS TO CERTIFY THAT THE PLAT OF FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 1 WAS APPROVED THIS 11th DAY OF June, 2007 BY RESOLUTION NO. 07-23, AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

MAYOR

Judy L. Heywood  
ATTEST: TOWN CLERK



**TRACT USE SUMMARY TABLE**

	AREA		USE	OWNED AND MAINTAINED BY:
	S.F.	AC.		
LOT 1	474,191	10.886	COMMERCIAL	THF REALTY
TRACT A	93,448	2.145	COMMERCIAL	THF REALTY
TRACT B	213,583	4.903	COMMERCIAL	THF REALTY
TRACT C	141,990	3.260	COMMERCIAL	THF REALTY
TRACT D	141,281	3.244	COMMERCIAL	THF REALTY
TRACT E	136,583	3.136	ACCESS & UTILITY ESMT	THF REALTY
TRACT F	57,736	1.325	ACCESS & UTILITY ESMT	THF REALTY
TRACT G	923,524	21.201	COMMERCIAL	THF REALTY
TRACT H	290,481	6.669	COMMERCIAL	THF REALTY
TRACT I	22,623	0.519	ROAD R.O.W.	TOWN OF FIRESTONE (TO BE DEDICATED BY SEPARATE DOC.)
TRACT J	93,678	2.148	COMMERCIAL	THF REALTY
TRACT K	227,154	5.215	DETENTION POND	THF REALTY
TRACT L	8,712	0.200	COMMERCIAL	TOWN OF FIRESTONE (TO BE DEDICATED BY SEPARATE DOC.)
TOTAL SUBDIVISION	2,824,894	64.851		

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT AND THAT THIS PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.



JERRY F. HARCEK, JR., P.L.S. 34997  
FOR AND ON BEHALF OF  
V3 COMPANIES OF COLORADO, LTD  
303-989-8588

PREPARED 11-14-07



Engineers  
Scientists  
Surveyors  
2399 Blake Street, Suite 130  
Denver, CO 80205  
303.989.8588 voice  
303.989.9932 fax  
www.V3co.com

COMPANIES OF COLORADO, LTD.

JOB NO. D06046

SHEET 1 OF 2

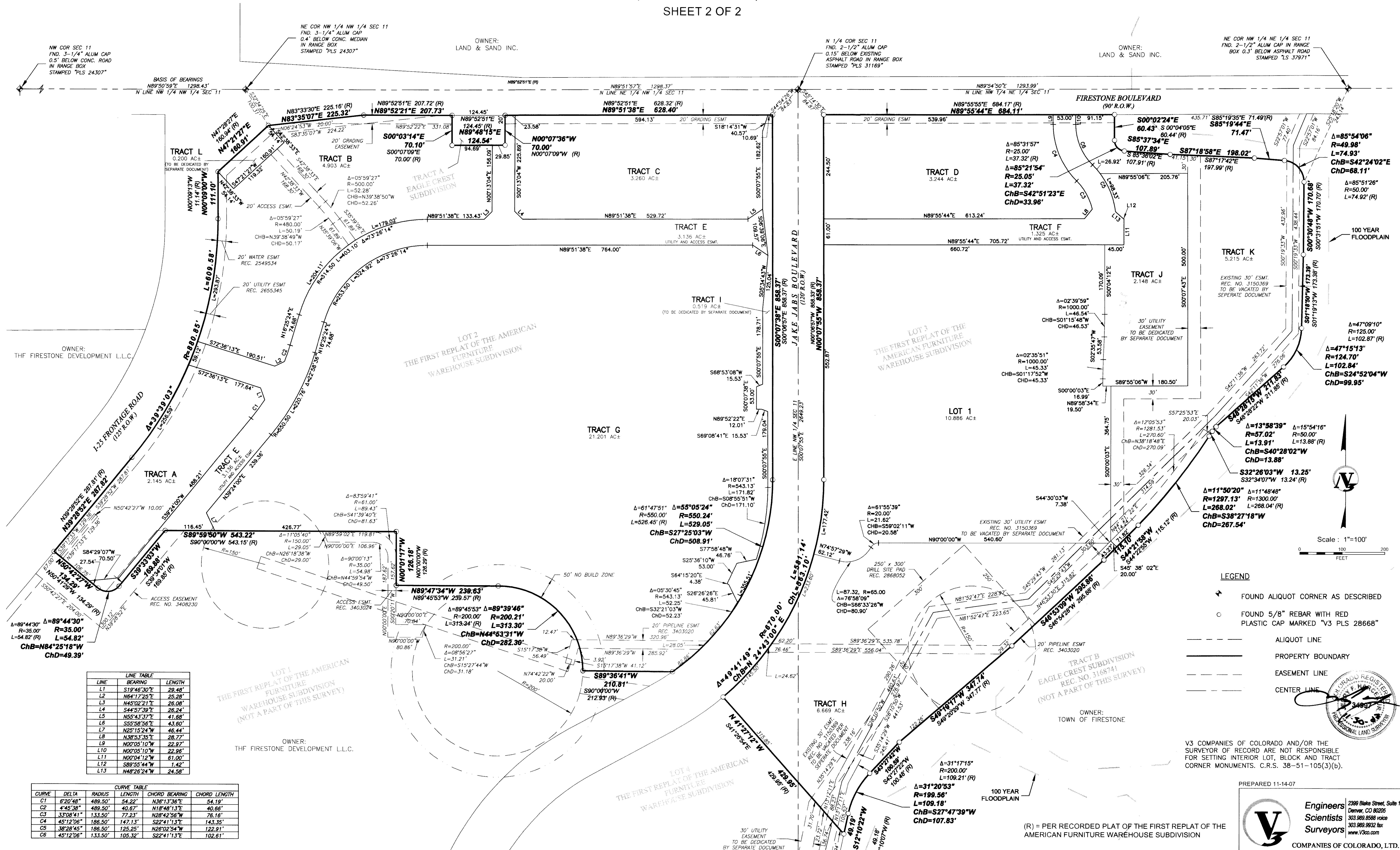
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A REPLAT OF LOTS 2 AND 3, THE FIRST REPLAT OF THE AMERICAN FURNITURE WAREHOUSE SUBDIVISION  
LOCATED IN THE NORTH HALF OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 2 OF 2



PREPARED 11-14-07



**Engineers  
Scientists  
Surveyors**

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[www.V3con.com](http://www.V3con.com)

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SHEET 2 OF 2